

IN RE: PETITION FOR ADMINISTRATIVE	* BEFORE THE
SPECIAL HEARING AND VARIANCE –	
NE/Cor. Sudbrook Lane and Upland Road	* ZONING COMMISSIONER
(517 Sudbrook Lane)	
3 rd Election District	* OF BALTIMORE COUNTY
2 nd Councilmanic District	
	* Case No. 99-247-ASPH
Jack Zager, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Administrative Special Hearing and Variance filed by the owners of the subject property, Jack Zager and his wife, Ellen Lahan Zager. The Petitioners seek approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code of the requirements set forth in Sections 26-203(c)(8) and 26-278 of the Code to permit an addition to a building located in a historic district. In addition, the Petitioners request variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 34 feet in lieu of the required 50 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code, and a floor plan of the property depicting the existing and proposed improvements. The information submitted is persuasive that the proposed improvements are consistent with the character and historic features of the existing dwelling and will not be inappropriate. Furthermore, the Landmarks Preservation Commission reviewed the Petitioners' proposal at its meeting on January 21, 1999, and approved the addition as proposed, as evidenced by the Zoning Plans Advisory Committee comments submitted by the Office of Planning, dated January 27, 1999. There is no evidence in the file to indicate that the requested waiver and variance would adversely affect the health, safety or general welfare of the

SUBMITTED FOR FILING
 Date 1/29/99
 [Signature]

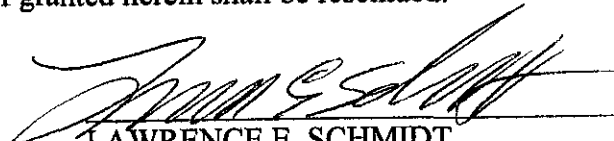
surrounding community and should therefore be granted. Moreover, the relief requested complies with the requirements of Section 26-542 of the B.C.Z.R., and should therefore be approved.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of January, 1999 that the Petition for Special Hearing seeking approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code, of Sections 26-203(c)(8) and Section 26-278 thereof, to permit construction of an addition to a building located in a historic district, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 34 feet in lieu of the required 50 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

January 29, 1999

Mr. & Mrs. Jack Zager
517 Sudbrook Lane
Baltimore, Maryland 21208

RE: PETITIONS FOR ADMINISTRATIVE SPECIAL HEARING AND VARIANCE
NE/Corner Sudbrook Lane and Upland Road
(517 Sudbrook Lane)
3rd Election District – 2nd Councilmanic District
Jack Zager, et ux - Petitioners
Case No. 99-247-SPHA

Dear Mr. & Mrs. Zager:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Administrative Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 517 SUDBROOK LANE
which is presently zoned DRI

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

ADD A BUILDING ADDITION.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

JACK ZAGER

Name - Type or Print

Signature

ELEN KAHAN ZAGER

Name - Type or Print

Signature

517 SUDBROOK LANE

410 484 5174

Address

Telephone No.

BALTO

MD

21208

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 99-247-SPHA

Reviewed By _____ Date _____

Estimated Posting Date _____

ORDER RECEIVED FOR FILING

Date

By

Affidavit

in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 517 SUDBROOK LANE
Address
BALTO MD 21208
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature

JACK ZAGER
Name - Type or Print

[Signature]
Signature

ELLEN KAHAN ZAGER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of DECEMBER, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JACK ZAGER and ELLEN KAHAN ZAGER

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

12/14/98
Date

[Signature]
Notary Public

My Commission Expires May 1, 2001

Affidavit

 in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 517 SUDBROOK LANE
Address
BALTO MD 21208
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature

JACK ZAGER
Name - Type or Print

[Signature]
Signature

ELLEN KAHAN ZAGER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of DECEMBER, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JACK ZAGER and ELLEN KAHAN ZAGER

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

12/14/98
Date

May E. Johnson
Notary Public

My Commission Expires May 1, 2001

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 517 SUDBROOK LANE
which is presently zoned DRI

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

ADD A BUILDING ADDITION.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

JACK ZAGER

Name - Type or Print

Signature

ELEN KAHAN ZAGER

Name - Type or Print

Signature

517 SUDBROOK LANE

410 484 5174

Address

Telephone No.

BALTO

MD

21208

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No.

99-247-SP4A

Reviewed By

Date

REV 9/18/98

Estimated Posting Date



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 517 SUDBROOK LA

which is presently zoned DR1

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 BO 2.3.C.1 TO PERMIT A REAR YARD SETBACK OF 34 FT.
IN LIEU OF THE REQUIRED 50 FT.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

JACK ZAGER

Name - Type or Print

Signature

EUGEN KAHAN ZAGER

Name - Type or Print

Signature

517 SUDBROOK LANE 410 484 5174

Address

Telephone No.

BALTO MD

21208

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 11 day of SEP that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-247-SPHA

Reviewed By _____ Date _____

Estimated Posting Date _____

ORDER RECEIVED FOR FILING
11/15/98
REV 9/15/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 517 SUDBROOK LANE
Address
BALTO MD 21208
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The addition **can only work in the space as indicated** because: 1. it is a **logical extension** of an existing kitchen and mudroom. (no other configuration works with the existing floor plan); 2. it is **the only place** on the property that would have direct access to the driveway and lead directly into the mudroom/kitchen area. It would be an improvement over kitchen access as it now stands.

Benefits of this site include: 1. **minimal impact** on direct sight lines from Sudbrook Lane, or Upland Road, as well as from neighbors' homes because of the placement of the original house on the property and existing landscaping; 2. **no destruction of original**, historic parts of the house dating back to 1896.

Reason for need of variance: Shape of lot brings our rear property line (which is our neighbor's side property line) too close to proposed addition. **Special note:** Existing garage already sits in the rear corner of our lot, abutting rear and side property lines.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

JACK ZAGER

Name - Type or Print

Signature

ELLEN KAHAN ZAGER

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of DECEMBER, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JACK ZAGER and ELLEN KAHAN ZAGER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

Notary Public

My Commission Expires

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

517 SUDBROOK LANE
Address
BALTO MD 21208
City State Zip Code


That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):


The addition **can only work in the space as indicated** because: 1. it is **a logical extension** of an existing kitchen and mudroom. (no other configuration works with the existing floor plan); 2. it is **the only place** on the property that would have direct access to the driveway and lead directly into the mudroom/kitchen area. It would be an improvement over kitchen access as it now stands.

Benefits of this site include: 1. **minimal impact** on direct sight lines from Sudbrook Lane, or Upland Road, as well as from neighbors' homes because of the placement of the original house on the property and existing landscaping; 2. **no destruction of original**, historic parts of the house dating back to 1896.

Reason for need of variance: Shape of lot brings our rear property line (which is our neighbor's side property line) too close to proposed addition. **Special note:** Existing garage already sits in the rear corner of our lot, abutting rear and side property lines.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature
JACK ZAGER
Name - Type or Print


Signature
ELLEN KAHAN ZAGER
Name - Type or Print

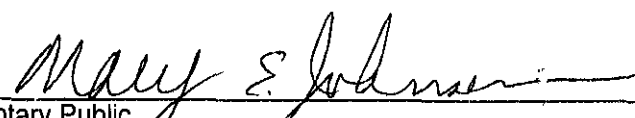
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of DECEMBER, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JACK ZAGER and ELLEN KAHAN ZAGER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

12/14/98
Date


Notary Public
My Commission Expires May 1, 2001



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 517 SUDBROOK LA
which is presently zoned DR1

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 BO 2.3.C.1 TO PERMIT A REAR YARD SETBACK OF 34 FT.
IN LIEU OF THE REQUIRED 50 FT.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

JACK ZAGER
Name - Type or Print _____
Signature _____
EVEN KAHAN ZAGER
Name - Type or Print _____
Signature _____
517 SUDBROOK LANE 410 484 5174
Address _____ Telephone No. _____
BALTO MD 21208
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-247-SPHA

REV 9/15/98

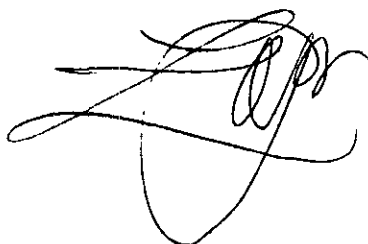
Reviewed By _____ Date _____

Estimated Posting Date _____

ZONING DESCRIPTION.517 SUDBROOK LA.

BEGINNING AT A POINT ^{AT} THE INTERSECTIONS OF THE CENTERLINES OF SUDBROOK LA. AND UPLAND ROAD (BOTH 50 FT. RWS. THENCE (FOR A LOT ON THE ~~SOUTH~~^{NORTH} EAST SIDE OF THIS INTERSECTION) THE FOLLOWING COURSES AND DISTANCES. NORTH EASTERLY ALONG THE SUDBROOK LA. CENTERLINE A DISTANCE OF 235 FT, THENCE SOUTHERLY (LEAVING SAID ROAD) A DISTANCE OF 201 FT, THENCE WESTERLY A DISTANCE OF 265 FT BACK TO THE CENTER OF UPLAND RD, THENCE ~~SOUTHERLY~~ NORTHERLY A DISTANCE OF 225 FT ALONG SAID CENTERLINE BACK TO THE POINT OF BEGINNING, BEING 1.18 AC IN THE 3RD ED., 2ND C.D.

I ACCEPT RESPONSIBILITY FOR THE,
ACCURACY OF ALL INFORMATION AS
DRAWN AND WRITTEN BY BALTO. CO.,
AS IT APPLIES TO THIS VARIANCE
APPLICATION.

 12/9/98

99-247-SPNA

CERTIFICATE OF POSTING

RE: Case No.: 99-247-A

Petitioner/Developer: _____

JACK & ELLEN ZAGER

Date of Hearing/Closing: 1/11/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

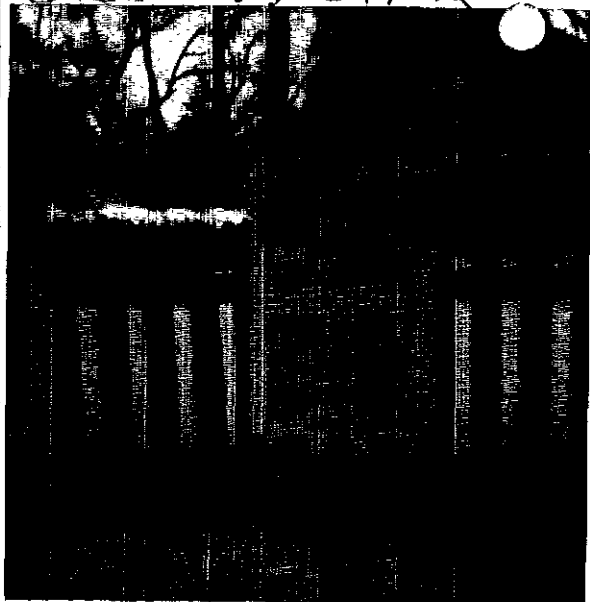
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

517 SUDBROOK LA.

The sign(s) were posted on _____

12/27/98
(Month, Day, Year)

CASE # 99-247-A



Sincerely,

Richard E. Hoffman 12/27/98
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

517 SUDBROOK LA.

POSTED 12/27/98

Richard E. Hoffman 12/27/98

BALTIMORE COUNTY, MAF AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

JL #247

No. 050861

DATE 12/16/98 ACCOUNT R0016150

AMOUNT \$ 100.00

RECEIVED FROM: ZAGER

FOR: ADMIN SPH & ADMIN VAR

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

99-247-SPHA

PAID RECEIPT

PROCESS ACTUAL TIME
2/16/1998 12/16/1998 10:50:56

RE: 4503 CASHIER CLIN CML INKMER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 091865

CR NO. 050861

CLIN

\$ 100.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
517 Sudbrook Lane, NEC Sudbrook Ln and Upland
Rd, 3rd Election District, 2nd Councilmanic

Legal Owners: Jack and Ellen Zager

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-247-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of December, 1998, a copy of the foregoing Entry of Appearance was mailed to Legal Owners Jack and Ellen Zager, 517 Sudbrook Lane, Baltimore, MD 21208, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATESCase Number 99- 247 -SPHAddress 517 SUDBROOK LA.Contact Person: JOHN LEWIS

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 12/16/98Posting Date: 12/27/98Closing Date: 1/11/99

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form Is for the Sign Poster Only**USE THE SPECIAL HEARING SIGN FORMAT**Case Number 99- 247 -SPHAddress 517 SUDBROOK LAPetitioner's Name JACK & ELLEN ZAGERTelephone 410 484 5174Posting Date: 12/27/98Closing Date: 1/11/99

Wording for Sign: Administrative Special Hearing to approve A WAIVER PURSUANT TO SECTIONS
26-171, 26-172 (b), BALTIMORE COUNTY CODE OF SECTIONS 26-203 (c) (8) AND
SECTION 26-278 TO ADD A BUILDING ADDITION.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 247 -A Address 517 SUDBROOK LA

Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/16/98 Posting Date: 12/27/98 Closing Date: 1/11/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 247 -A Address 517 SUDBROOK LA.

Petitioner's Name JACK+ELLEN ZAGER Telephone 410 484 5174

Posting Date: 12/27/98 Closing Date: 1/11/99

Wording for Sign: To Permit A REAR YARD SETBACK OF 34 FT. IN LIEU OF THE
REQUIRED 50 FT.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-247-A

Petitioner: JACK + ELEN ZAGER

Address or Location: 517 SUDBROOK LA

PLEASE FORWARD ADVERTISING BILL TO:

Name: JACK + ELEN KAHAN ZAGER

Address: 517 SUDBROOK LA

BALTO, MD 21208

Telephone Number: 410 484-5174

Revised 2/20/98 - SCJ

99-247 SPHA



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 11, 1999

Mr. & Mrs. Jack Zager
517 Sudrook Lane
Baltimore, MD 21208

RE: Item No.: 247
Case No.: 99-247-SPHA
Location: 517 Sook Lane

Dear Mr. & Mrs. Zager:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on December 16, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us




B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: December 29, 1998

FROM:  Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for December 28, 1998
 Item Nos. 246, (247), 248, 249, 250,
 253, and 254

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE1228.NOC

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: -----

FROM: R. Bruce Seeley, Project Manager
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date:

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s:

~~246~~
247
249
250
251
253
254



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

December 31, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 28, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

246, 247, 248, 250, 251, 253, and 254

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: January 27, 1999

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 517 Sudbrook Lane

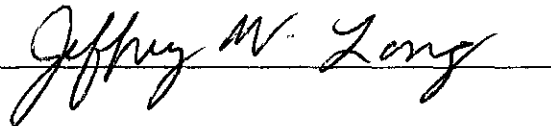
INFORMATION

Item Number: 247
Petitioner: Ellen and Jack Zager (owners)
Zoning: DR - 1
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

Because this property is located in the Sudbrook Park County Historic District, the proposed work is subject to the Landmarks Preservation Commission's approval pursuant to Section 26-542.

At their meeting on January 21, 1999, the Commission unanimously approved the addition as proposed.

Section Chief: 
KA:kra



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 12.28.91

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 247 JLL

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart
Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

JA1
BALTIMORE COUNTY
OFFICE OF PLANNING AND
PHOTOGRAPHIC MA

21
PROP IS IN SADBROOK PARK NRHD
AND IS ON THE COUNTY LANDMARKS LIST.

PETITIONERS / OWNERS

ELLEN AND JACK ZAGER
517 SADBROOK LA,
ED. 3 CD 2
ZONE DR 1 MAP#NW 7F
NOT IN FLOOD PLAIN,
NOT IN CBCA
PUBLIC WATER+SEWER
LOT SIZE 1.18 AC

SCALE

1"=30'

PLAN FOR ZONING VARIANCE
AND SPECIAL HEARING.

100' TO ROFFMAN HOUSE
FROM PROPERTY LINE

OWNER
ROFFMAN
610 UPLAND RD
TX # 0302003780

OWNER THIS SIDE
CAMPBELL 513 SADBROOK LA
TX# 322045278

EXIST
FRAME
GAR.

23.5'

33.7'

34'

N.E. 265 FT.

N 39° E 249.0'

PROP.
ADDITION
1 STORY 14'

10'

24.6

12.5'

54.5'

porch

EXIST
517

50.2'
2 1/2 STY

FRAME

13.3'

CAR
PORT

32.2'
cov wood
POR.

PORCH

141'±

116'±

FRONT
↓

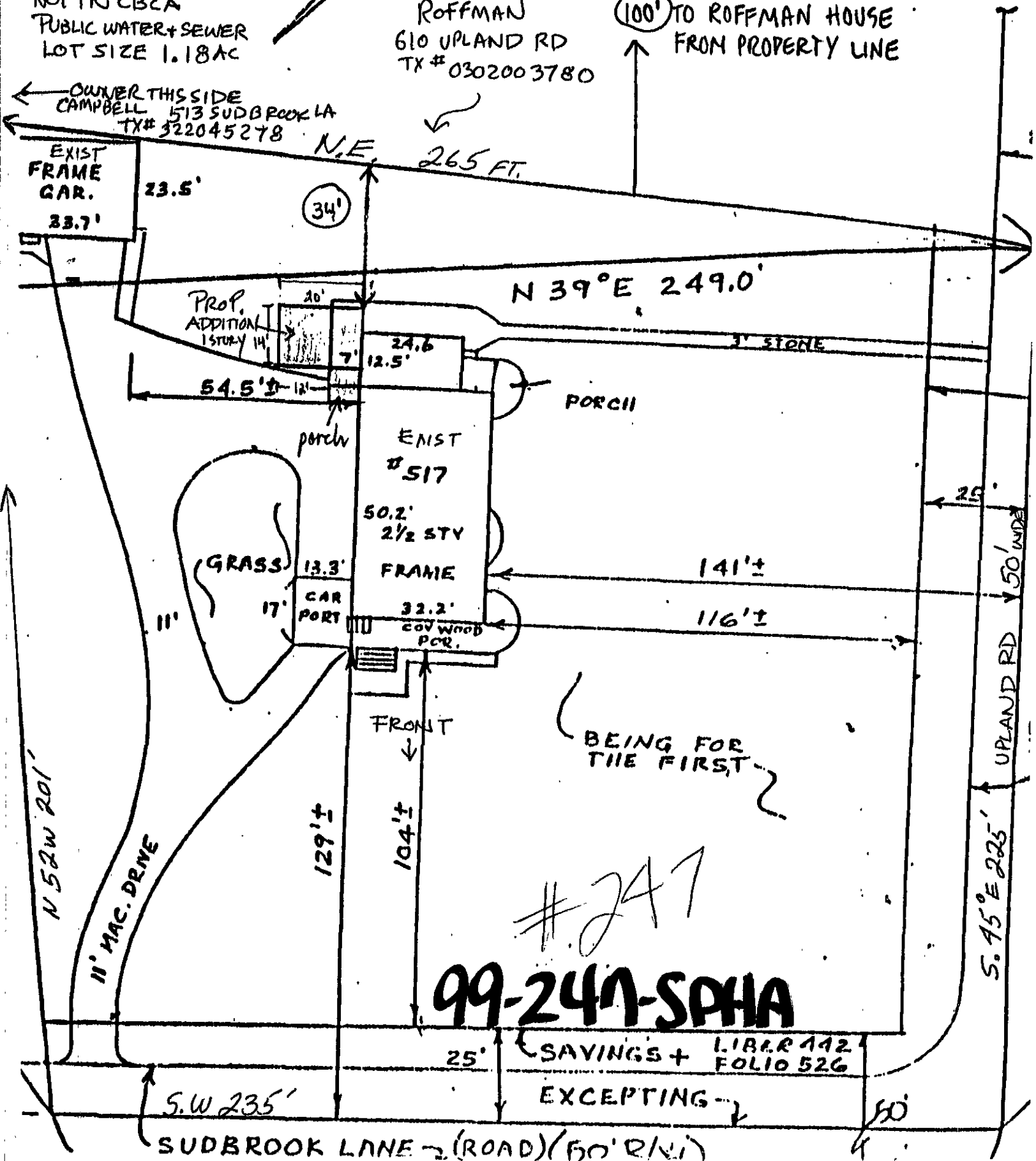
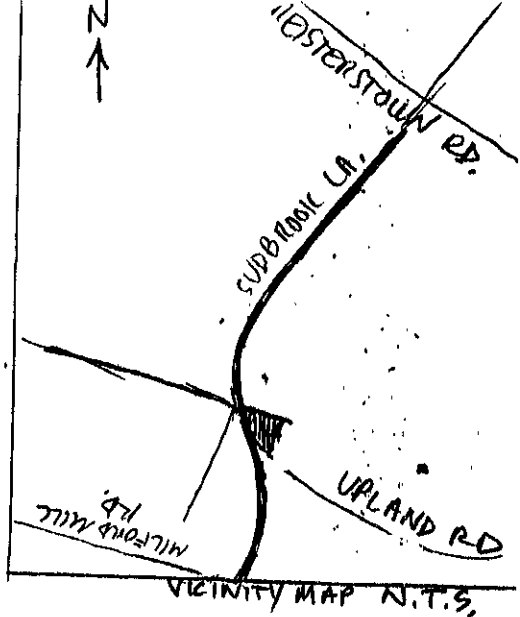
BEING FOR
THE FIRST

#247
99-247-SPHA

SAVINGS + LIBER 142
FOLIO 526

EXCEPTING

SADBROOK LANE (ROAD) (60' R/W)



99-247-SPHA

DR. 5.5

DR. 2

DR. 5.5

DR. 1

DR. 1

DR. 1

SUBBROOK

CLIVEDEN

CLIVEDEN

SUBBROOK LANE

WINDSOR

UPLAND

GLENROCK

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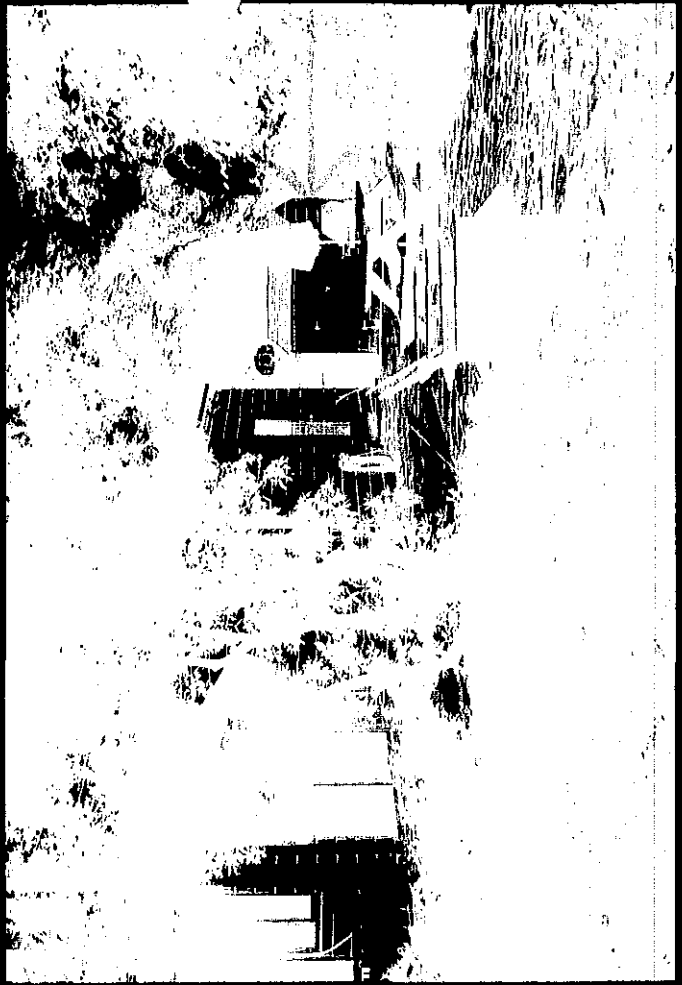
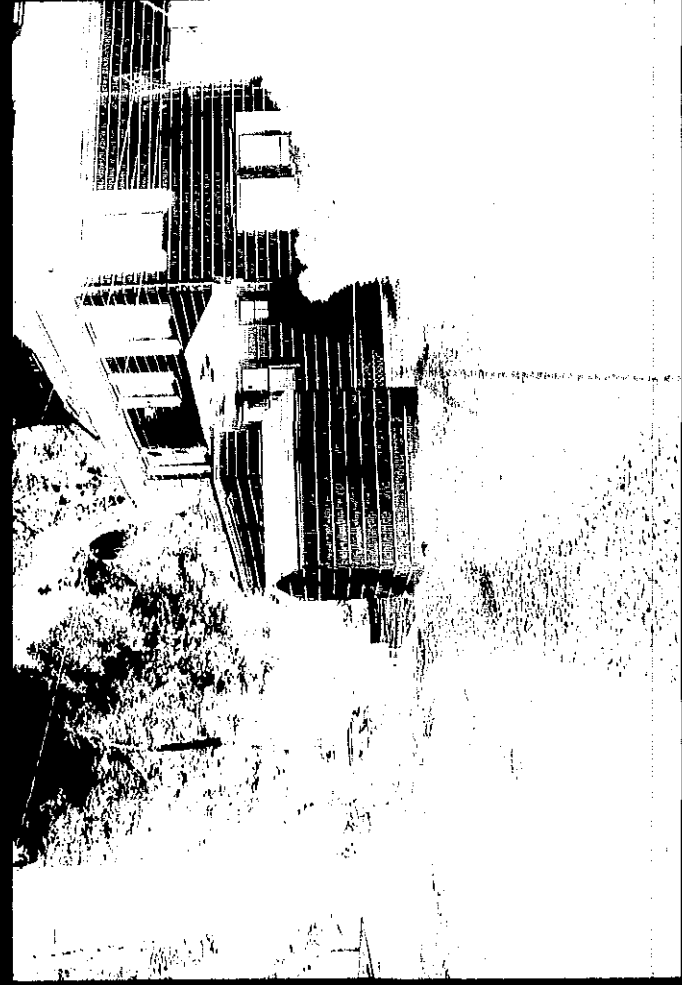
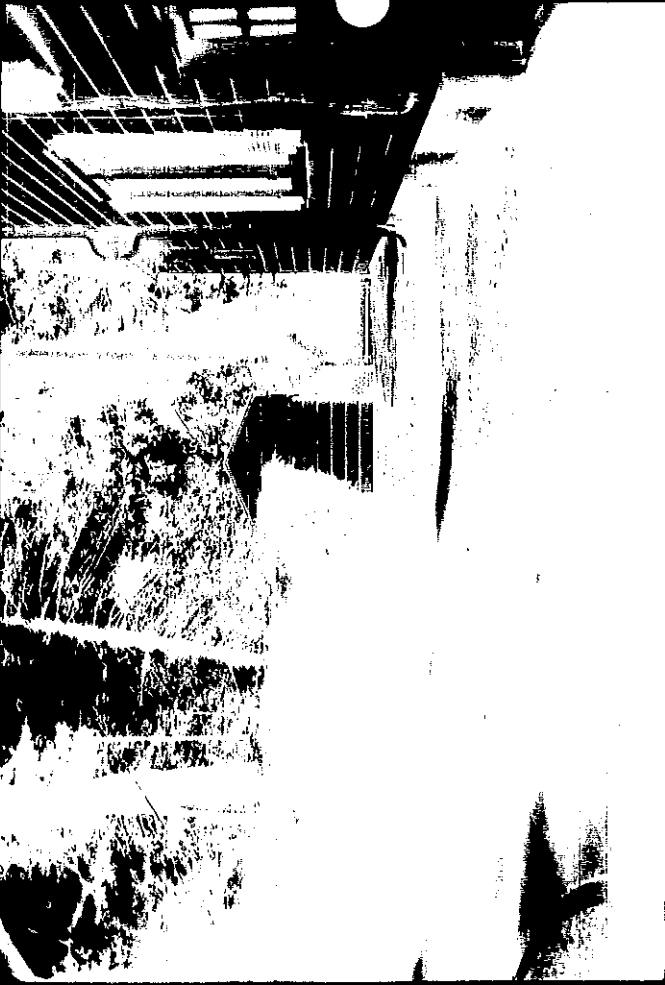
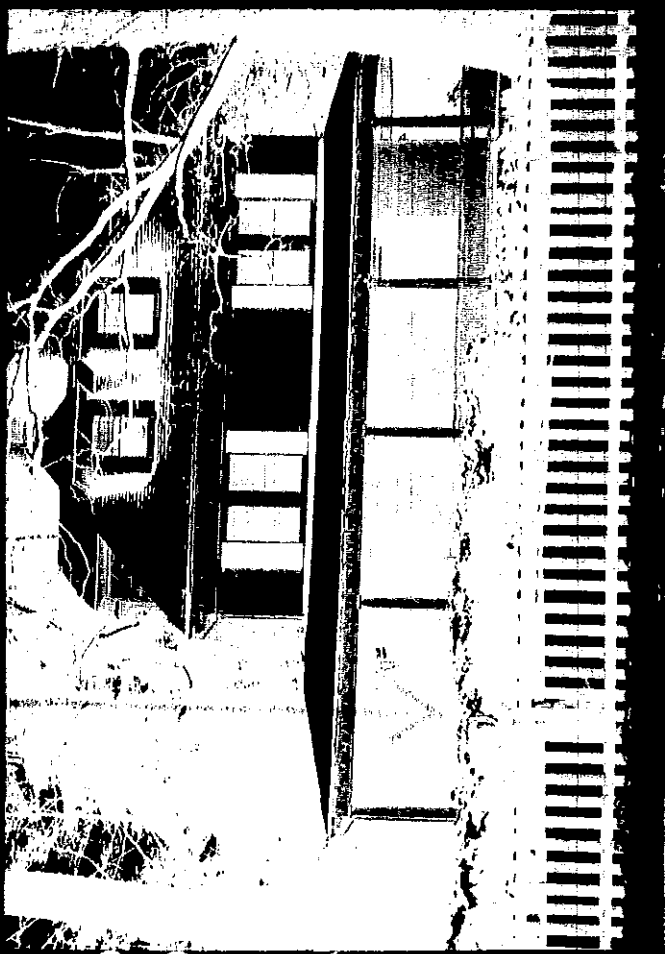
99-247-SPHA

ROFMAN PROPERTY EYEW

ADDITION HERE

→ CLOSEUP

ADD ROOM EXTENSION AT BACK OF HOUSE



← ROFMAN'S

ADDITION

→ TURN
OFF HOUSE

← GRAND ROAD

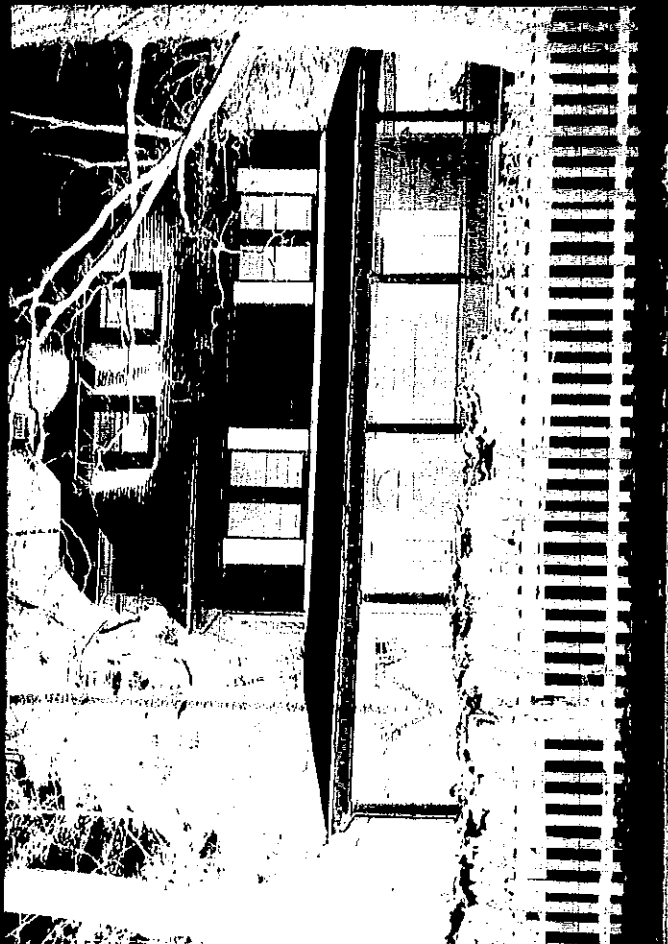
← 3015 (SIDE) →

(671) 11509410

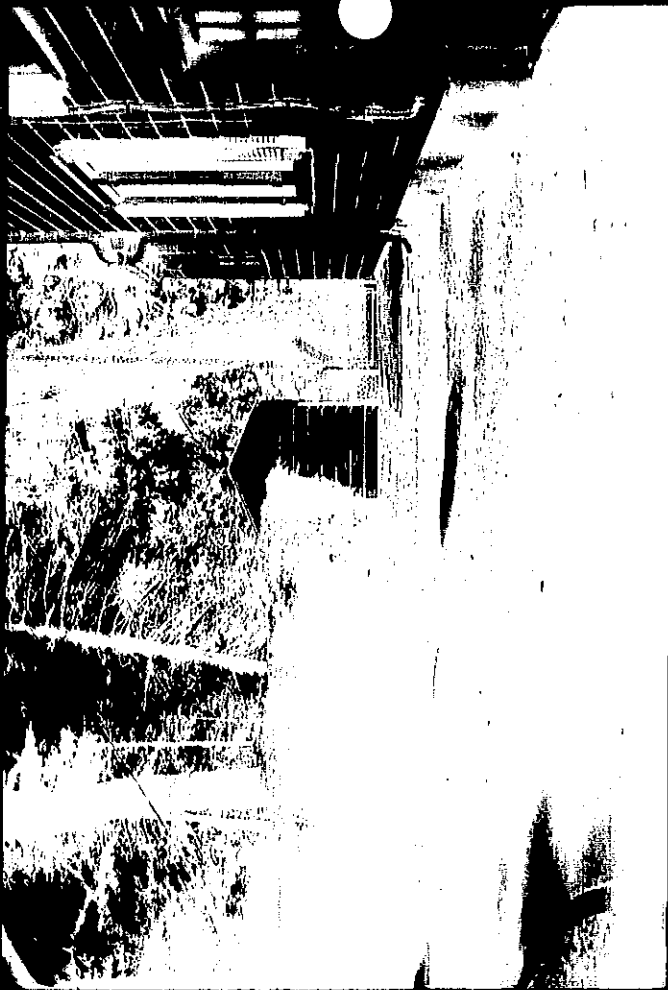
247

99-247-SPHA

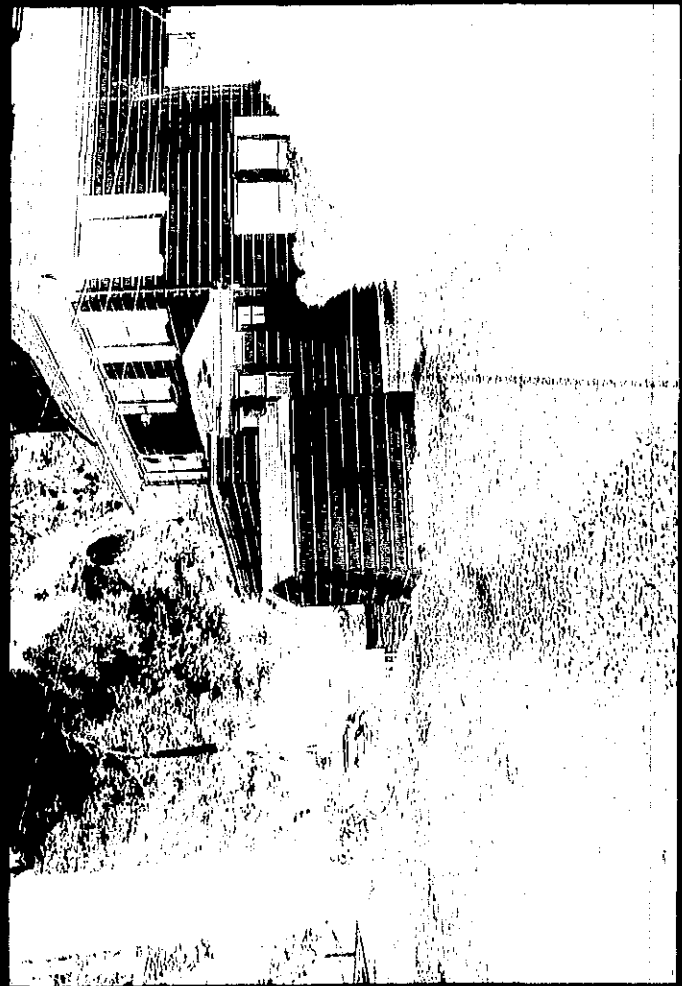
INDOOR EXTENSION AT BACK OF HOUSE



→ CLOSEUP



↑ ADDITION HERE



← REFRIGS

ADDITION

→ FRONT OF HOUSE



← UPLAND ROAD

← (OR) PARS (SIDE) →

ALPHON (DEMOGRAPHIC)

REVIEW, REFLECT, 05/01/02

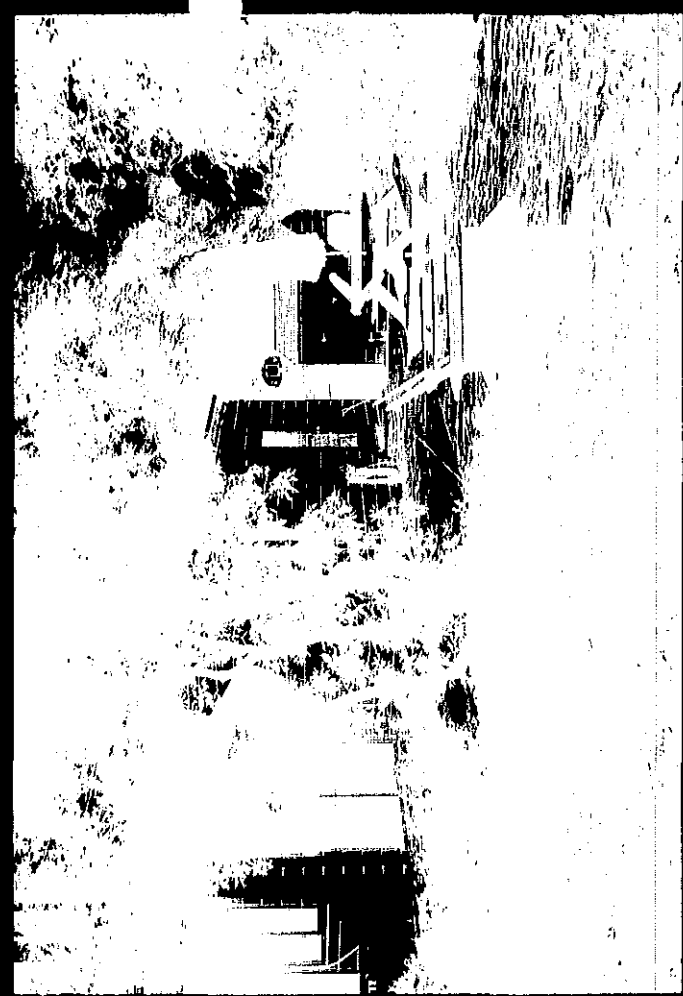
1

ADDITIONAL VIEW

→ CLOSE UP



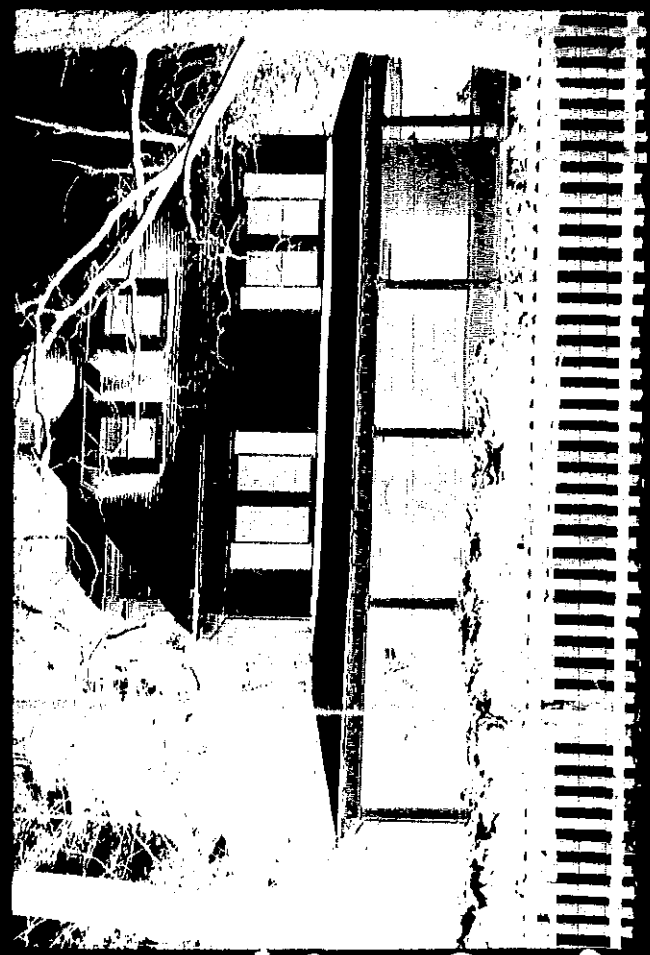
ADDITIONAL VIEW (SIDE)



→ CLOSE UP

(SIDE)

ADDITIONAL VIEW (SIDE)



→ CLOSE UP

(SIDE)

247

99-247-SPHA